

**2108, 604 East Lake Boulevard**  
**Airdrie, Alberta**

**MLS # A2233240**



**\$329,900**

<b>Division:</b>	East Lake Industrial		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	877 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 552
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC-29
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings		

<b>Inclusions:</b>	2 TVs and mounts		
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Welcome to The Edge! This recently renovated ground-floor unit features 2 spacious bedrooms, 2 full bathrooms, and a versatile den/home office—perfect for today’s lifestyle. Step inside to an inviting open-concept layout, where the kitchen and living area sit between the bedrooms, offering ideal separation for added privacy (great for roommates!). The kitchen boasts granite countertops, a breakfast bar, and brand new stainless steel appliances. The den is perfect for working from home or extra storage. Both bedrooms easily accommodate king-sized beds, with the primary suite featuring a walk-in closet and a private 3-piece ensuite. From the living room, step out onto your private ground-level patio—nicely tucked away from the parking lot for added tranquility. A dedicated laundry space and an additional 4-piece bath complete the interior. You’ll also enjoy the convenience of a titled underground parking stall and oversized storage locker, both located close to the elevator for easy access. All this, just steps from East Lake and its walking trails, Genesis Place (with pools, gyms, rinks, and more), as well as nearby schools, shopping, and dining.